

Skyline Redevelopment Plan

June 14, 2007

Metropolitan Development and Housing Agency
Nashville and Davidson County, Tennessee

PREFACE

The Skyline Redevelopment Project is located in Metropolitan Nashville and Davidson County, Tennessee, and is undertaken by the Metropolitan Development and Housing Agency, hereinafter referred to as "MDHA", in accordance with and in furtherance of the objectives of The Housing Authorities Law, **Tennessee Code Annotated**, Sections 13-20-101, et. seq. (the "Housing Authorities Law"). The Metropolitan Council of Nashville and Davidson County has declared the area to be a blighted area within the scope of Section 13-20-201 through 13-20-209 of the Housing Authorities Law.

SKYLINE REDEVELOPMENT PLAN
NASHVILLE AND DAVIDSON COUNTY, TENNESSEE

A. TABLE OF CONTENTS

This Redevelopment Plan dated June 14, 2007 consists of, and only of, the following
Text, Exhibits and Maps:

I. TEXT

SUBJECT

PREFACE.....	2
A. TABLE OF CONTENTS.....	3
B. DESCRIPTION OF PROJECT AREA.....	5
1. Boundaries of the Project Area.....	5
2. Redevelopment Plan Objectives.....	5
3. Proposed Redevelopment Actions.....	6
C. LAND USE PLAN.....	8
1. Land Use Plan Map.....	8
2. Land Use Provisions and Building Requirements.....	8
a. General Land Use Districts.....	8
b. General Regulations and Controls.....	10
c. Duration of Land Use Controls.....	13
D. LAND ACQUISITION.....	14
E. REDEVELOPMENT OBLIGATION AND LAND USE CONTROLS.....	15
F. RELOCATION ASSISTANCE.....	16
G. TAX INCREMENT.....	17
H. PROCEDURE FOR CHANGE IN THE APPROVED PLAN.....	18
I. SEVERABILITY.....	19

II. MAPS

Redevelopment Plan Map No. 1, Project Boundary Map, June 14, 2007.....20
Redevelopment Plan Map No. 2, Land Use Plan Map, June 14, 2007.....21
Redevelopment Plan Map No. 3, Land Acquisition Map, June 14, 2007.....22

III. EXHIBITS

Exhibit “A”, Boundary Description.....23

B. DESCRIPTION OF PROJECT AREA

The Skyline Redevelopment Project Area (hereinafter “Project Area”) is located northeast of downtown Nashville and stretches for approximately one mile along Dickerson Pike from the Interstate 24 Overpass near Berry Street to the intersection of Dickerson Pike and Douglas Avenue, extending west to the Interstate. The Project Area contains a mixture of land uses. In 2007, the area contains 148 parcels. Of these, approximately 40% of parcels are used for commercial purposes, with nearly half of these related to automobile services. 26% of parcels in the project area are vacant. 16% are used for industrial purposes. 7% of parcels contain residences. 6% contain offices. 5% contain parking as a primary use. 2% contain community uses (daycare & union). Through the Community Development Block Grant Program, streetscaping and infrastructure work are being carried out along Dickerson Pike within the Project Area.

The general condition of the Project Area is blighted with deteriorated and dilapidated buildings and vacant and overgrown lots. It is necessary and desirable that vacancy and blight within the Project Area be eliminated. The revitalization of the Project Area through the enforcement of land use and design controls and the acquisition of land for redevelopment in accordance with the Plan will be important factors in the elimination of blight and the prevention of its recurrence. The Plan conforms to and is intended to implement recommendations of the “East Nashville Community Plan” (Subarea 5) adopted by the Metropolitan Planning Commission and serving as a portion of the “General Plan” of the Metropolitan Government, and is also intended to implement many of the recommendations in the “Cleveland Park, McFerrin Park, and Greenwood Detailed Neighborhood Design Plan” amendment.

1. BOUNDARIES OF THE PROJECT AREA

The boundaries of the Skyline Redevelopment Project Area are shown on Redevelopment Plan (R.P.) Map No. 1, “Project Boundary Map”, and are as described in Exhibit “A”, which is attached.

2. REDEVELOPMENT PLAN OBJECTIVES

The specific provisions and actions incorporated in the Plan have been developed and are necessary to achieve the following objectives:

- a. To establish harmonious land use patterns, and provide sites adequate for the planned development of new residential, commercial uses and institutional areas.

- b. To provide for redevelopment of the Project Area, wherein non-conforming or deleterious land uses and the present subdivision and ownership of land precludes the orderly assemblage and desired changes in the use of the land.
- c. To eliminate substandard property through acquisition and demolition or through a conservation program for the rehabilitation of existing properties where feasible and compatible with the Land Use Plan.
- d. To clear and provide for redevelopment of portions of the Project Area in which a change in type or intensity of land use is necessary. Within these areas, it may be required, and is within the objectives of the Plan, that certain buildings which are not structurally substandard may be acquired and demolished.
- e. To establish standards and guidelines for the redevelopment and continued use of the area, that will assure the future stability of the entire area through quality development.
- f. To provide for the relocation of businesses and residents where necessary to accomplish the objectives of the Plan.
- g. To eliminate and prevent the recurrence of blight.
- h. To eliminate vacant lots by monitoring development and actions encouraging effective and desirable uses of land in accordance with the Plan.
- i. To revitalize commercial and other uses, and provide land for new establishments and services necessary to support the commercial corridor and adjacent residential areas.
- j. To provide for the layout of new public improvements necessary to support the redevelopment of the area.
- k. To enhance historic preservation goals.

3. PROPOSED REDEVELOPMENT ACTIONS

The ultimate objective of the Land Use Plan is to create an environment conducive to the development and improvement of commercial and residential neighborhoods in the vicinity of the Skyline Redevelopment Plan Area. The various proposals of the Plan have been adopted to remove over time the conditions which have created or contributed to the substandard character of improvements and social conditions in the Project Area and restore the vitality of the area through redevelopment and rehabilitation. It is intended that these actions will be implemented over time and be coordinated with the needs of existing businesses and residents so that undue hardship or displacement is minimized. To the extent certain existing uses of property are now characterized as prohibited under Section C, Land Use Plan, such uses will continue to exist until such time MDHA undertakes redevelopment activities with respect to said properties. Where displacement or relocation is necessary, businesses or residents should not be forced to relocate until suitable replacement properties are found and a reasonable time is permitted for relocation. Specific actions necessary to achieve these objectives of area improvement are:

- a. The acquisition of land through negotiation, condemnation, or otherwise for public purposes; for private infill development where the condition of title, the diverse ownership of real property to be assembled, street or lot layouts, or other conditions prevent a proper development of the property in accordance with the Land Use Plan and neighborhood needs; and for the purpose of removing, preventing, or reducing blight.
- b. Demolition, clearance and relocation as necessary within the Project Area to achieve the objectives of the Plan.
- c. Closing, vacating, or relocating various streets, alleys, pedestrian ways, or utilities.
- d. To provide for and construct improved streets, alleys, public facilities, open spaces, and pedestrian ways.
- e. Negotiation of agreements with developers to undertake redevelopment of property in accordance with the Land Use Plan.

C. LAND USE PLAN

1. LAND USE PLAN MAP

The permitted uses of land within the Project Area are as shown on R.P. Map No. 2, “Land Use Plan Map”, and as further described in the following sections.

2. LAND USE PROVISIONS AND BUILDING REQUIREMENTS

In order to achieve the objectives of this Redevelopment Plan, the redevelopment and use of land located within the Project Area will be made subject to all requirements and restrictions specified in this section. All improvements affecting the exterior appearance of property and requiring building permits must be approved by a Design Review Committee designated by the Executive Director of MDHA. Review of improvements affecting any property that is listed on or eligible for listing on the National Register of Historic Places shall be coordinated with Metro Historical Commission, where applicable. The Board of Commissioners of MDHA may supplement this Plan with rules and standards to assist the Design Review Committee in interpreting this Plan as it relates to appropriate uses, design, color, setbacks, landscaping, parking, ingress and egress and other restrictions in accordance with this section.

a. General Land Use Districts:

Within the areas shown on R. P. Map No. 2, “Land Use Plan Map”, the following uses shall be permitted:

(1) Arterial Mixed Use District:

Intent: To provide for residential development, facilities, businesses, and services characteristic of a high density urban area along a major pike, to support the contiguous residential neighborhoods and for specialty services catering to a larger market.

Permitted Uses

Multi-family Dwellings
Assisted Living and Retirement Facilities
Hotels/Motels
Churches
University-related Facilities
Schools
Daycares
Offices
Medical Offices/ Hospitals

General Retail
Service Retail
Restaurants
Theaters
Cultural Facilities
Public Facilities and Parks

Conditional Uses: The following uses may be permitted in the Arterial Mixed Use District if it is so designed, located and proposed to be compatible with surrounding land uses and operated such that the public health, safety and welfare will be protected and will not adversely affect other property in the area;

Wholesale Sales
Warehousing
Light Manufacturing
Parking Structures (only when incorporating ground-level active uses along street frontages)
Restaurants Featuring Drive-through Service
Automobile Sales
Automobile Repair/ Service

Prohibited Uses:

Surface Parking (except as an ancillary use)
Car Washes (except as an ancillary use)
Nightclubs
Liquor Stores
Adult Entertainment
Detached Single-Family Dwellings & Duplexes

(2) Mixed Use District:

Intent: To provide for a mixture of uses of moderate density off the major pike with limited freight transportation needs and a strong residential component.

Permitted Uses

Multi-family Dwellings
Assisted Living and Retirement Facilities
Hotels/Motels
Churches
University-related Facilities
Schools
Daycares
Offices

Medical Offices/ Hospitals
General Retail
Service Retail
Restaurants
Theaters
Cultural Facilities
Public Facilities and Parks

Conditional Uses: The following uses may be permitted in the Mixed Use District if it is so designed, located and proposed to be compatible with surrounding land uses and operated such that the public health, safety and welfare will be protected and will not adversely affect other property in the area;

Detached Single-Family Dwellings & Duplexes
Parking Structures (only when incorporating ground-level active uses along street frontages)
Restaurants Featuring Drive-through Service
Automobile Sales
Automobile Repair/ Service

Prohibited Uses:

Surface Parking (except as an ancillary use)
Car Washes (except as an ancillary use)
Nightclubs
Liquor Stores
Adult Entertainment
Wholesale Sales
Warehousing
Light Manufacturing

b. General Regulations and Controls

In order to achieve the objectives of the Skyline Redevelopment Plan, the following general regulations and controls shall apply to all land within the Project Area developed, redeveloped, or improved subsequent to the approval of this Plan whether or not such land was acquired or subject to acquisition by MDHA.

(1) Site Plan

For any new development, redevelopment or improvement, a site plan shall be prepared which shows locations of structures, appurtenances, walls, signs, driveways, parking and service areas, walks, utilities, plantings, and grades. The site plan shall be submitted for review and approval by MDHA before issuance of any associated building permits. The site plan shall contain information sufficient

to describe the context of the development, including off-site structures and conditions. Where the development is to be accomplished in stages, a description of the proposed staging shall accompany the site plan. Any or all of these specific requirements may be waived as unnecessary by MDHA. Development shall conform to the approved site plan. New buildings should be built close to the sidewalks along street frontages in the interest of establishing a more consistent street edge. Expansion of public sidewalks as a component of new development is encouraged.

(2) Landscape Treatment

Those portions of lots or parcels of land which are not built upon or are not paved for parking or pedestrian ways shall be planted and maintained in accordance with a landscaping plan. The detailed landscaping plan shall be submitted for review and approval by MDHA before issuance of any associated permits. The landscaping plan shall contain the existing and proposed topographical contours of the site, designations of all existing landscaping which will be retained, location of all existing trees or other plants having a trunk diameter of six (6) inches or more, the locations of all proposed exterior lighting fixtures, the area to be lighted by each exterior lighting fixture, and the design of each exterior lighting fixture. Any or all of these specific requirements may be waived as unnecessary by MDHA.

(3) Buffering

The Zoning Code of the Metropolitan Government will generally determine buffering requirements for new development. However, MDHA may require additional buffering to afford commercial, residential, and pedestrian interests protection from traffic, noise, glare, trash, odors, negative visual impacts and other harmful effects likely to be caused by the introduction of a more intensive use. The materials required and the use of buffers will be determined based upon the relative intensities of adjacent uses. The accumulation of trash, debris, or any noxious materials shall be prohibited.

(4) Exterior Design

For any new development, redevelopment or improvement, building elevations shall be prepared which show the detailed architectural design of all faces of proposed buildings, including all proposed building materials and finishes. The building elevations shall be submitted for review and approval by MDHA before issuance of any associated building permits. As the project area is currently heterogeneous in scale, massing, and general character, new development may deviate from existing development in its context. Detailed architectural plans for any building addition shall be submitted for review and approval by MDHA before issuance of any associated building permits. MDHA shall review all

proposals for development, redevelopment and improvement to ensure that a high standard of architectural and structural quality is maintained.

(5) Construction Approvals

No improvement requiring a building permit (including new structures, additions, parking facilities, and signs) shall be erected, installed, enlarged, or altered until plans and permits have been approved by MDHA.

(6) Off-Street Parking

All off-street drives and parking areas shall be surfaced with asphalt, concrete, or other hard-surfaced, dustless material and so constructed as to provide for adequate drainage. Head-in parking off public streets shall not be permitted. Alley or rear access parking is strongly encouraged. Width of parking access from all streets in the Redevelopment District shall be limited to minimize interruptions to sidewalks.

(7) Signs

Signs shall be limited to on-premise signs, related to the use or business conducted on the same site, and to incidental signs of a clearly general nature such as to portray time, temperature, or announcements of activities taking place at the location. No billboards or general advertising signs shall be permitted. Detailed signage plans shall be submitted for review and approval by MDHA and shall be permitted only when designed and placed in scale and harmony with the improvements on the building site and surrounding development as described in the “Redevelopment District Signage Guidelines” adopted by the MDHA Board.

(8) Temporary Structures and Interim Uses

Temporary structures used in connection with construction on any lot or street within the Project Area shall be permitted with the approval of MDHA. On property which it has acquired but which has not yet been developed, MDHA may establish such interim uses as it deems desirable in the public interest consistent with local zoning and codes requirements. Requests for installation of portable buildings shall be reviewed and approved by MDHA relative to design, materials, location, and impact on neighboring properties.

(9) Vehicular Accommodation and Service Areas

The Zoning Code of the Metropolitan Government will generally determine requirements for the design of vehicular accommodations, including parking, and service areas. However, MDHA may make additional requirements to ensure that vehicular and service areas are so designed as to adequately serve the development but to minimally impact neighboring properties.

(10) Demolition

No demolition permit shall be issued prior to approval of a plan for re-use by MDHA. If property is to be kept vacant or put to another interim use, the property owner must supply plans demonstrating proposed site plan, including grading, landscaping, fencing, and any remaining structures. For structures deemed to have historic or significant architectural value, each application for demolition shall be considered, taking into account economic hardship and the importance of the structure to the district. Should the application for demolition not be approved by MDHA and the owner is unwilling or unable to undertake repairs or improvements to the property or bring it into conformance with the plan, such failure on the part of the owner shall be deemed sufficient cause for MDHA to acquire the property.

(11) Process for Appeal from action taken by MDHA Design Review Committee

In order to ensure due process for an applicant whose plans for development, redevelopment, or signage are disapproved by the MDHA Design Review Committee, the Executive Director of MDHA shall appoint an Administrative Appeals Board, consisting of three members of MDHA management. The Board will hear appeals associated with any/all action taken by MDHA's Design Review Committee in the enforcement of provisions of this Redevelopment Plan. Permittee may appeal a decision of the Design Review Committee to the Administrative Appeals Board within three (3) days after notification of Design Review Committee action. If permittee requests a hearing, MDHA shall convene a meeting of the Administrative Appeals Board which shall hear evidence and make a determination (by majority vote) as to whether the appropriate decision was reached by the Design Review Committee.

In the case that the Redevelopment Plan restrictions or requirements of the Design Review Committee are violated, MDHA shall notify the permittee and/or the owner of record of the alleged violation. MDHA may also notify the Zoning Administrator, the Metropolitan Legal Department, and/or other legal counsel in order to seek enforcement of the Redevelopment Plan, including the pursuit of all remedies available at law or in equity, including the rights to pursue mandatory injunctions and/or other specific performance.

c. Duration of Land Use Controls

The provisions of this Plan, specifying the land uses for the Project Area and the requirements and restrictions with respect thereto, shall commence upon approval of the Plan by the governing body of the Metropolitan Government of Nashville and Davidson County, and shall continue in effect until December 31, 2037.

D. LAND ACQUISITION

1. PROPERTY DESIGNATED FOR ACQUISITION

Property designated for acquisition is identified on the “Land Acquisition Map”, R. P. Map No. 3. Acquisition is necessary to provide for the redevelopment of vacant and underutilized land, to eliminate structures which, because of poor initial construction, inadequate maintenance, obsolescence or other conditions, are not suitable for rehabilitation; to eliminate non-conforming land uses which are detrimental to the area or the redevelopment of the Dickerson Road; to provide for the re-platting of land and the development or adjustment of streets, alleys and pedestrian ways; and to assemble suitable disposition tracts for new commercial, residential, and institutional development. It is not proposed to acquire all acquisition parcels at the time of approval of this Plan, but as funds are available and when such action is deemed necessary to support the redevelopment objectives of this Plan.

2. CONDITIONS BY WHICH LAND MAY BE EXEMPTED FROM ACQUISITION

Certain properties or portions thereof designated for acquisition may be exempted from acquisition as provided herein. Exemption may be made if it will not require a change in the Land Use Plan or plans for street or utility improvements; the exemption and permitted continuation of a non-conforming use by MDHA will not adversely affect the use and/or disposition of adjoining parcels or the success of the redevelopment project as a whole; the owner of any exempted parcel agrees to eliminate any non-conforming use on the parcel as may be requested by MDHA, to rehabilitate all structures on the parcel, use the land and structures in accordance with the provisions of this Plan for its duration, acquire such land as deemed necessary by MDHA to conform to current local zoning and codes requirements, and/or sell any portions of the tract as deemed necessary by MDHA for street right-of-way or other purposes; the owner enters into and abides by the requirements of a contractual agreement to be executed by and between the owner and MDHA for the use and development of the exempted property. Any such exemption shall be made conditional until the owner has complied with all of the requirements of the contractual agreement.

E. REDEVELOPMENT OBLIGATION AND LAND USE CONTROLS

The MDHA, in disposing of the land in the Project Area to be redeveloped, will, in its contract and deed or other instruments of conveyance, include such terms and conditions as in the judgment of the MDHA will be necessary or advisable to insure redevelopment of the Project Area and its use thereafter, in accordance with this Plan, and to prevent recurrence of the condition of blight or inappropriate land uses in this area. Such provisions will be contained in such contracts, deeds or other instruments of conveyance irrespective of whether they duplicate, in whole or in part, requirements of existing or proposed zoning ordinances or other local laws, ordinances or regulations with respect to the Project Area, so that such obligations may operate independently of such zoning or other laws, ordinances or regulations. In all instances, the improvements in the Project Area will be made in accordance with the applicable Metropolitan Comprehensive Zoning Ordinance provisions and regulations; building, electrical, plumbing and other local codes and ordinances; the requirements of this Redevelopment Plan; and such other requirements as may be set forth in the contracts between MDHA and the redevelopers. Any contract or agreement for disposal of project land by sale, lease or retention shall contain, and the deed or deeds to the land shall contain a covenant that the redeveloper and its successors and assigns shall not discriminate upon the basis of race, color, creed, sex, marital status, or national origin in the sale, lease, or rental, or in the use or occupancy of the property or any improvements erected or to be erected thereon. It is intended by this Plan that the MDHA is beneficiary of all such covenants and obligations and that it shall be entitled to represent the interests and to act on behalf of the community in enforcing any covenants and obligations as to the redevelopment and continued uses of the Project Area in accordance with the Plan. Such contracts, deeds, or other instruments of conveyance, in addition to including such other terms and conditions as the MDHA may find desirable in order to implement and effectuate the objectives of this Plan, will obligate the purchasers of land in the Project Area and their successors in interest to:

- (1) Devote the parcels owned by them to, and only to, uses and controls specified in this Plan;
- (2) Diligently pursue the construction of the improvements as provided in the disposition contract, and to begin and complete such improvements within a reasonable time as provided by the contract;
- (3) Make no changes, additions or alterations in such improvements after completion of their construction that are not approved by MDHA as being in conformity with this Plan, or as it may be changed or amended; and
- (4) Not reassign contract rights, resell or otherwise transfer the land or any part thereof or interest therein purchased by them prior to the completion of the improvements thereon without the approval of MDHA and except in cases satisfactory with MDHA, and not to speculate in or with respect to such land.

F. RELOCATION ASSISTANCE

The MDHA has established plans and procedures and shall provide assistance to individuals and businesses permanently or temporarily displaced by its actions in acquiring land for implementation of this Plan. Assistance will be offered in accordance with the Uniform Relocation and Real Property Acquisition Policies Act of 1970, as amended or other applicable federal, state or local laws and regulations that may be in effect at the time even though no State or federal funds may be involved with a particular project. The relocation provisions of this Plan shall not apply to relocation necessitated by the acquisition of property by the State of Tennessee, the Metropolitan Government of Nashville and Davidson County, or any other governmental body unless such jurisdiction has entered into an agreement with MDHA to reimburse its costs for providing relocation services in connection thereto. It is the intent of this Plan to minimize the need for displacement or relocation of businesses or residents. When relocation is necessitated in connection with the implementation of the Plan, the health and continued viability of the business should be considered in providing reasonable time and assistance in finding and moving the establishment to a suitable relocation site.

G. TAX INCREMENT

Total property 2006 taxes receivable from land and leaseholds in the Skyline Project Area are currently estimated at \$425,000 based on a total assessed value of approximately \$9,000,000. The projected future increase in the value of property developed in conjunction with the Plan on land leased or sold by MDHA is estimated to exceed \$30,000,000 million. The total net annual increase of about \$500,000 in property taxes so generated in the Skyline Redevelopment Project will not occur without the redevelopment activities of MDHA. Given the conditions of blight as well as the difficulty of development presented by poor access and the diversity of ownership of individual tracts evident in the Skyline Redevelopment Project Area, private investment and redevelopment is unlikely to occur. The activities of MDHA will make the area conducive to new private development and result in increased tax revenues to the Metropolitan Government. The tax increment backed debt of \$5,000,000 provided for by the Plan will require less than fifty percent of the projected net new property taxes generated by the Project Area if development can be induced to occur.

Therefore, the Metropolitan Government, as the taxing agency within the Project Area, will realize substantial revenues from the project and will not be substantially impacted by a tax increment financing provision. As of 2006, tax increment financing from all redevelopment districts in Nashville and Davidson County consumed less than two percent of the annual amount of property taxes due the Metropolitan Government.

Existing and anticipated sources of revenue to finance the undertaking, including the estimated amount from tax increment backed bonds or other indebtedness are:

State & Local Funds \$ 2,000,000

Tax Increment Financing \$ 5,000,000

The estimated amount of total bonded or other indebtedness from the beginning to the end of the project is \$ 5,000,000. State and local cost estimates include planned improvements include interstate sound walls and intersection improvements. The amount of bonds or other indebtedness backed by the tax increment shall not exceed \$ 5,000,000. The final maturity date on any bonded or other indebtedness backed by the tax increment from eligible properties shall be on or before December 31, 2037. Upon retirement of all bonds, loans, or other indebtedness incurred and payable from tax increment funds or at such time as moneys on deposit in the tax increment fund or funds are sufficient for such purpose, all property taxes resulting from the incremental development of the Project shall be retained by the Metropolitan Government. Activities or improvements eligible for tax increment funding shall be in compliance with State law.

H. PROCEDURE FOR CHANGES IN THE APPROVED PLAN

Prior to the sale of any project land or the execution of a contract for such a sale, this Plan may be modified, changed or amended by MDHA, with the subsequent approval of the Metropolitan Council. After part or all of the project land has been disposed of by MDHA, the Plan, including the provisions specifying the land uses for the Project Area and the requirements and restrictions with respect thereto, may be modified, changed or amended by MDHA with the subsequent approval by the Metropolitan Council; provided, however that in no event will the provisions of this Plan be modified in any manner which will adversely affect any as yet not fully developed land in the Project Area that has been sold or leased by MDHA, or as to which a sales contract has been entered into by MDHA, except with the written consent of the then owners of such land or of the parties to such contract, or their successors in interest.

I. SEVERABILITY

The invalidation of any one or more of the foregoing provisions of this Redevelopment Plan or Ordinance as approved by the Metropolitan Council of the Metropolitan Government of Nashville and Davidson County or any part thereof by judgment of any Court of competent jurisdiction shall not in any way affect the validity of any other of such provisions of the Plan but the same shall remain in full force and effect.

SKYLINE REDEVELOPMENT PLAN
R.P. Map No. 2
LAND USE PLAN MAP
June 14, 2007



EXHIBIT A

SKYLINE REDEVELOPMENT PLAN

PROJECT BOUNDARY DESCRIPTION

The Skyline Redevelopment District shall encompass a tract of land in Metropolitan Nashville and Davidson County, Tennessee, as shown on Project Boundary Map No. 1 and generally described as follows:

Beginning at the southwestern most property boundary of parcel 082-06-092; thence, northwardly approximately 4900 feet along Interstate 24 to the northwestern most corner of the property boundary of parcel 071-14-336; thence eastwardly along the northern boundary of properties with frontage along Ligon Ave approximately 590 feet to the western property boundary of parcel 071-15-101; thence northwardly to southern line of Fern Ave; thence eastwardly approximately 180 feet along the northern property boundary of parcel 071-15-101 to the centerline of Dickerson Pike; thence northwardly to the northwestern most corner of the property boundary of parcel 071-15-488; thence eastwardly approximately 225 feet along Eastmoreland St. to the intersection with Alley No. 2014; thence southwardly along Alley No. 2014 approximately 440 feet to the intersection with Douglas Ave; thence westward approximately 79 feet to the intersection with Alley No. 309; thence southwardly approximately 4100 feet to the intersection at Grace Street; thence eastwardly approximately 175 feet along Grace Street to the northeastern most corner of the property boundary of parcel 082-06-053; thence southwardly approximately 360 feet to the southeasternmost corner of the property boundary of parcel 082-06-053; thence westward approximately 370 feet to Dickerson Pike; thence southwardly approximately 120 feet along Dickerson Pike to the southeastern corner of the property boundary of parcel 082-06-092; thence westward approximately 70 feet to the southwestern most property boundary of parcel 082-06-092, the point of beginning.